



## Chapter 4 Socio- Economic Profile

### Cluster 4 Asset Profile

The Cluster 4 profile contains marked differences from the City of Detroit as a whole. These differences have been divided into the following four areas.

#### Population

The ratio of males to females in Cluster 4 does not vary far from the city. The male residents make up 49.7% of the population compared to the city's 46.4%. The female residents make up 50.3% compared to the city's 53.6%. There is a slightly higher percentage of black, non-Hispanic residents, 80.3% compared to the city's 75.3%, and decrease in almost every other category. The great discrepancy lies in the economic standing of its residents. The percentage of people below the poverty level is 42.6% compared to the city's 32.4%. Almost 50% of the residents earn less than \$10,000, a dramatic change from the city's 36%.

#### Age Groups

The population of Cluster 4 consists of primarily older residents. Over three-quarters are 21 years old and older which is greater than the city's 65.5%, and almost a quarter are 60 years old and older, a much higher percentage than the city's 16.3%. The number of residents under eighteen years old is not even 20%, a drop from the city's 29.4%.

#### Household Characteristics

One of the greatest differences lies in the number of one person-households. They make up 62.4% of the households in Cluster 4, while only making up 34.7% of the city's households. Cluster 4 also houses almost a third of the entire city's residents living in group quarters, such as in nursing homes and correctional institutions.

#### Housing Characteristics

The number of renter-occupied versus owner-occupied housing units in Cluster 4 shows a drastic difference from the city. The number of owner-occupied units is significantly less than the city, 19.1% as compared to the city's 52.9%, while the number of renter-occupied units is significantly higher, 80.9% as compared to the city's 47.1%. The housing values in Cluster 4 correspond to the poverty level. The majority of housing values for the city, 42.5%, fall between \$25,000 and \$49,999. In Cluster 4, the majority of housing values, 38%, are less than \$15,000.

In comparison to the city as a whole, Cluster 4 is poorer, older, has more single residents, and has lower housing values.

#### **Population Of 1990 Census Tracts**

Cluster 4 contains approximately one thirteenth of the city's population (see Map A9). This population has great extremes. The resident population is quite low, but a great number of people fill the area daily when they commute. It has a higher poverty rate than any other Cluster, but also has some of the most expensive housing in the city.

The majority of people are twenty-one and older (76.1%). The majority is also black, non-Hispanic (80.3%). The number of men and women is about the same (49.7% to 50.3%). Some of the least populated areas are along the far west and east stretches of the river and also immediately north of I-94. The highest population concentration is in the center of the sector, particularly along the south/southeast and north borders.

In general, census tracts with lower densities are a reflection of the changing dynamics of Detroit. Many of the areas with the lowest densities are those that were formally industrial areas, or neighborhoods where the age of the housing stock and/or the urban renewal process, along with other factors, has resulted in depopulation.

### **Census Tract Profile Map**

The calculation of the relative strength of the census tracts was based on the median housing value, the median household income, the percentage of persons below the poverty level; the percentage of owner occupied units, and the percentage of vacant units in each tract. (See Map A10)

The northern end, containing the New Center area and a low number of vacant units, has medium to high relative strength. The southern portion of Cluster 4, much of Lafayette Park and the riverfront district in particular, was rated with medium to high relative strength. Some of the highest housing values, lowest percentage of people below the poverty level, and lowest percentage of vacant housing units are in this southern section.

The northeast portion immediately south of and somewhat isolated by the Poletown plant and has been rated low relative strength. With the exception of Wayne State University, the high level of abandonment and vacancy along the middle section of Woodward is an indicator of the area's low relative strength.

### **1996 Total Crimes**

The concentration of crime in Sector 4 is located primarily along Woodward Avenue (see Map A11). The greatest number of total crimes by squad car area corresponds with the areas that include the greatest concentration of workers and visitors: the CBD, the Medical Center, and the New Center Area. When compared to the amount of crime in other areas of the city, and excluding employment centers cited, Cluster 4 seems to be lower than the average of other sectors. Still, crime remains a strong concern for both residents and potential future residents.

**Census Tract Comparison within Sector 4**

<b>Tract #</b>	<b>Median Housing Value</b>	<b>Median Household Income</b>	<b>% Persons Below Poverty Level</b>	<b>% Owner Occupied Housing Units</b>	<b>% Vacant Housing Units</b>
5111	\$ 14,999	\$ 7,108	59%	44%	15%
5112	\$ 14,999	\$ 11,619	43%	38%	16%
5113	\$ 15,900	\$ 8,805	43%	33%	11%
5114	\$ 16,700	\$ 8,197	56%	25%	19%
5115	\$ 18,800	\$ 14,776	27%	36%	14%
5116	\$ 18,900	\$ 11,001	38%	31%	14%
5117	\$ 14,999	\$ 10,410	55%	36%	12%
5165	\$ 177,500	\$ 39,500	3%	8%	31%
516599	\$ -	\$ -	na	na	na
5166	\$ 39,600	\$ 15,521	30%	8%	1%
5167	\$ 88,900	\$ 13,547	27%	6%	8%
5168	\$ 14,999	\$ 12,561	40%	39%	12%
5169	\$ 45,900	\$ 11,625	24%	31%	2%
5170	\$ 44,800	\$ 26,441	15%	22%	19%
5171	\$ 162,500	\$ 34,286	12%	24%	7%
5172	\$ 67,500	\$ 25,707	10%	0%	13%
5173	\$ 32,500	\$ 10,763	32%	1%	42%
5174	\$ 42,500	\$ 6,822	56%	4%	29%
5175	\$ 50,000	\$ 7,715	36%	1%	6%
5176	\$ 17,500	\$ 5,060	80%	0%	64%
5177	\$ 16,700	\$ 60,342	79%	26%	14%
5178	\$ -	\$ 8,799	55%	0%	2%

**Census Tract Comparison within Sector 4**

<b>Tract #</b>	<b>Median Housing Value</b>	<b>Median Household Income</b>	<b>% Persons Below Poverty Level</b>	<b>% Owner Occupied Housing Units</b>	<b>% Vacant Housing Units</b>
5181	\$ 20,000	\$ 9,726	47%	8%	19%
5183	\$ 14,999	\$ 7,865	56%	29%	19%
5184	\$ 14,999	\$ 7,957	58%	32%	12%
5185	\$ 14,999	\$ 10,650	58%	30%	13%
5186	\$ 14,999	\$ 10,410	49%	35%	11%
5187	\$ 14,999	\$ 11,736	44%	37%	14%
5188	\$ 14,999	\$ 9,017	51%	37%	10%
5201	\$ 30,000	\$ 9,242	41%	3%	31%
5202	\$ 55,000	\$ 14,787	28%	1%	9%
5203	\$ 63,800	\$ 5,346	65%	3%	21%
5204	\$ 35,000	\$ 11,423	41%	3%	26%
5205	\$ 22,500	\$ 8,413	62%	5%	33%
5206	\$ 31,700	\$ 5,053	75%	2%	14%
5207	\$ 87,500	\$ 9,571	35%	0%	33%
5208	\$ 225,000	\$ 46,920	8%	1%	20%
5209	\$ 16,700	\$ 11,645	9%	54%	8%
5215	\$ 14,999	\$ 9,182	49%	20%	20%
5218	\$ 27,500	\$ 5,242	66%	0%	50%
5219	\$ 29,600	\$ 12,782	41%	20%	18%
5220	\$ 14,999	\$ 7,347	61%	25%	18%
5322	\$ 22,100	\$ 10,733	42%	36%	15%
5323	\$ 52,700	\$ 26,983	16%	57%	6%
5324	\$ 21,800	\$ 12,512	36%	23%	8%
5325	\$ 73,400	\$ 10,433	42%	6%	19%

1990 Census Portrait  
Comparison  
Sector 4

	City of Detroit				Sector 4	
	Number	%			Number	%
TOTAL POPULATION	1,027,974				78,527	
Male	476,814	46.4%			39,066	49.7%
Female	551,160	53.6%			39,461	50.3%
RACE/ETHNICITY						
White, Non-Hispanic	212,278	20.7%			12,452	15.9%
Black, Non-Hispanic	774,529	75.3%			63,033	80.3%
Native American, Non-Hispanic	3,305	0.3%			329	0.4%
Asian/Pacific Islander, Non-Hispanic	8,085	0.8%			1,630	2.1%
Other, Non-Hispanic	1,304	0.1%			119	0.2%
Hispanic	28,473	2.8%			964	1.2%
AGE STRUCTURE						
Under 18 years	302,315	29.4%			15,446	19.7%
21 years and over	673,695	65.5%			59,730	76.1%
25 to 44 years	314,995	30.6%			25,551	32.5%
60 years and over	167,219	16.3%			18,665	23.8%
65 years and over	124,933	12.2%			14,710	18.7%
PERSONS IN HOUSEHOLD						
1 persons	111,647	29.8%			20,812	55.2%
2 persons	95,692	25.6%			8,261	21.9%
3 persons	64,470	17.2%			3,800	10.1%
4 persons	47,806	12.8%			2,261	6.0%
5 person	27,281	7.3%			1,173	3.1%
6 person	13,798	3.7%			644	1.7%
7 or more persons	13,363	3.6%			732	1.9%
GROUP QUARTERS POPULATION						
Total	15,547				5,193	
Correctional Institutions	2,015	13.0%			1,871	36.0%
Nursing Homes	5,727	36.8%			774	14.9%
HOUSEHOLD STRUCTURE						
Total Households	374,057				37,683	
Family Households	244,327				14,172	
Married Couples	109,818	29.4%			4,751	12.6%
with children	54,293	14.5%			1,719	4.6%
without children	55,525	14.8%			3,032	8.0%

Male householder, no wife	21,242	5.7%			1,637	4.3%
with children	9,576	2.6%			539	1.4%
without children	11,666	3.1%			1,098	2.9%
HOUSEHOLD STRUCTURE						
Female householder, no husband	113,267	30.3%			7,784	20.7%
with children	82,505	22.1%			5,248	13.9%
without children	30,762	8.2%			2,536	6.7%
Nonfamily Households	129,730	34.7%			23,511	62.4%
Male living alone	52,612	14.1%			10,632	28.2%
Female living alone	59,035	15.8%			10,180	27.0%
SCHOOL ENROLLMENT						
Preprimary	18,223	6.3%			950	62.4%
Elementary or high school	206,424	71.1%			10,616	28.2%
College	65,720	22.6%			6,335	27.0%
EDUCATIONAL ATTAINMENT						
Less than 9th grade	73,580	12.2%			8,911	16.0%
9th to 12th grade, no diploma	158,098	25.8%			14,291	25.7%
High School graduate	169,564	27.7%			12,030	21.7%
Some college, no degree	120,580	19.7%			9,057	16.3%
Associate degree	31,631	5.1%			2,469	4.4%
bachelor's degree	35,819	5.9%			4,187	7.5%
Graduate or professional degree	23,006	3.8%			4,577	8.2%
OCCUPATION						
Exec., Admin. & Managerial	26,016	7.8%			2,471	10.9%
Professional specialty	36,858	11.0%			4,678	20.6%
Technical & related support	11,202	3.3%			869	3.8%
Sales	28,578	8.5%			1,892	8.4%
Admin. Support incl. Clerical	65,434	19.5%			4,071	18.0%
Private household	1,761	0.5%			125	0.6%
Protective Service	13,479	4.0%			865	3.8%
Service, except hshld & protec.	51,981	15.5%			3,157	13.9%
Farming, forestry, & fishing	1,795	0.5%			145	0.6%
Precision pood., craft & repair	29,468	8.8%			1,329	5.9%
Machine oper. Assemb. & inspec.	38,688	11.5%			1,767	7.8%
Transport. & material moving	14,811	4.4%			636	2.8%
Handlers, equip. clean, helpers, etc.	15,391	4.6%			651	2.9%
HOUSEHOLD INCOME						
Less than \$5,000	60,104	17.9%			9,253	24.5%
\$5,000 to \$9,999	60,692	18.1%			8,907	23.6%
\$10,000 to \$14,999	40,846	12.2%			4,744	12.6%
\$15,000 to \$24,999	61,515	18.3%			5,012	13.3%
\$25,000 to \$34,999	48,501	14.5%			3,463	9.2%
\$35,000 to \$49,999	50,922	15.2%			3,020	8.0%
\$50,000 to \$74,999	36,093	10.8%			1,998	5.3%
\$75,000 to \$99,999	10,524	3.1%			780	2.1%
\$100,000 to \$149,999	3,685	1.1%			381	1.0%

\$150,000 or more	975	0.3%			153	0.4%
POVERTY STATUS						
Person Below Poverty	328467	32.4%			32,093	42.6%
Person Above Poverty	685,013	67.6%			43,278	57.4%
TOTAL HOUSING UNITS	410,027				46,537	
Occupied Units	374,057	91.2%			37,683	81.0%
Owner-occupied	197,929	52.9%			7,216	19.1%
Renter-occupied	176,128	47.1%			30,467	80.9%
Vacant	35,970	8.8%			8,854	19.0%
HOUSEHOLD VALUE						
Less than \$15,000	33,176	20.0%			1,784	38.0%
\$15000 to \$24, 999	46,850	28.2%			1,018	21.7%
\$25,000 to \$49,999	70,663	42.5%			1,031	22.0%
\$50,000 to \$99,999	13,990	8.4%			693	14.8%
\$100, 0000 to 149,999	928	0.6%			95	2.0%
\$150,000 to \$199,999	312	0.2%			49	1.0%
\$200,000 to \$299,999	189	0.2%			19	0.4%
\$300,000 to \$499,999	53	0.0%			5	0.1%
\$500,000 or more	46	0.0%			2	0.0%
CONTRACT RENT						
Less than \$100 \$100 to \$249	6,285	3.7%			2,954	9.8%
\$100 to \$249	66,790	38.9%			14,046	46.7%
\$250 to \$499	89,442	52.1%			9,760	32.5%
\$500 to \$749	4,377	2.5%			1,985	6.6%
\$750 to \$999	728	0.4%			522	1.7%
\$1,000 or more	412	0.2%			310	1.0%
No cash rent	3,760	2.2%			492	1.6%
YEAR STRUCTURE BUILT						
1989 to March 1990	831	0.2%			287	0.6%
1985 to 1988	2,197	0.5%			1,481	3.2%
1980 to 1984	7,464	1.8%			3,075	6.6%
1970 to 1979	19,830	4.8%			6,945	14.9%
1960 to 1969	31,075	7.6%			4,528	9.7%
1950 to 1959	91,370	22.3%			4,379	9.4%
1940 to 1949	110,512	27.0%			4,404	9.4%
1939 to earlier	146,748	35.8%			21,600	46.3%